



Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

1.2 Planning application reference number

1.3 Local planning authority (LPA)

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

2. Developer details

2.1 Applicant name

2.2 Company name

2.3 Address

Trueman House, Capitol Boulevard, Morley, Leeds, LS27
0TS

2.4 Email address

jonathanedwards@harronhomes.co.uk

2.5 Telephone number

0113 204 4670

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

Client to complete

2.8 Date

Client to complete

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

Christopher Shaw

3.2 Company name

Brooks Ecological

3.3 Address

Unit A, 1 Station Road, Guiseley, Leeds, LS20 8BX

3.4 Email address

cs@brooks-ecological.co.uk

3.5 Telephone number

01943 884451

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature



3.8 Date

14/07/2025

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

- Yes
 No

4.2 If no, what earlier date did you agree with the LPA?

n/a

4.3 How have you met the guidance on 'what counts towards your BNG'?

[Find out what you can count towards a development's BNG](#)

The planning application was submitted prior to BNG becoming mandatory, and therefore only needs to demonstrate a 'no net loss' position.

Onsite habitats that count towards the BNG include private gardens and area of POS comprising of other neutral grassland, tree planting and hedgerow planting.

A deficit in Habitat and Hedgerow Units will be made up for through a S106 agreement with Kirklees Council, who will provide BNG Offsetting.

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

Much of the onsite habitat is of low distinctiveness (Modified grassland). This will be lost from the site and mitigated for through the creation of a smaller area of higher value grassland within POS areas (ONG in moderate condition). The scheme will also include new private gardens, rain gardens, and extensive tree planting.

Medium distinctiveness habitats include areas of mixed scrub and rural trees. High value hedgerows have been translocated and tree removal has been kept to a minimum. New tree and hedgerow planting is shown in the proposals.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

- Yes
 No

4.6 How will you achieve the target net gain percentage?

- On-site

Off-site

Both

4.7 Are any of your on-site enhancements considered 'significant'?

[Find out what counts as a significant on-site enhancement.](#)

Yes

No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

Public Open spaces will be used to create 2.29ha of Other neutral grassland in Moderate condition (15.33 Habitat Units), along with 0.96ha of tree planting (2.94 Habitat Units).

4.9 How many off-site biodiversity units do you need to meet 0% net gain?

1.25

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

Offsite Biodiversity Units will be purchased from Kirklees Council through a S106 agreement. As the scheme was submitted prior to BNG becoming mandatory, the offsetting land does not need to be registered with Natural England.

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

n/a

4.12 Do you have a habitat management and monitoring plan?

Yes

No

4.13 Have you used the statutory biodiversity metric tool?

Yes

No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

BM-8679-01

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

CA-8679-01

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

ER-8679-01

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

P20-2441.001.M - Merchant Fields Landscape Masterplan

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

- Yes
 No

Consenting body

N/A

Reference number

N/A

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

- Yes
 No

5.2 Have you submitted an approved compensation plan?

- Yes
 No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

19/08/2021

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

None

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

29.43

Number of hedgerow biodiversity units

2.84

Number of watercourse biodiversity units

0.00

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

28.18

Number of hedgerow biodiversity units

1.40

Number of watercourse biodiversity units

0.00

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

-1.25

Area habitat biodiversity units % change

-4.26

Hedgerow biodiversity units

-1.44

Hedgerow biodiversity units % change

-50.64

Watercourse biodiversity units

0.00

Watercourse biodiversity units % change

0

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

- Yes
- No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

n/a

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

Units will be purchased from Kirklees Council

7.2 Biodiversity gain site register reference number

n/a

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

S106

7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

n/a

Number of hedgerow biodiversity units

n/a

Number of watercourse biodiversity units

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

- Yes
 No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

n/a

A2

n/a

A3

n/a

A4

n/a

A5

n/a

H

n/a

W

n/a

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

n/a

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

n/a

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

n/a

High

n/a

Medium

n/a

Low

n/a

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

Yes

No